

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**SEPTEMBER 6, 2005 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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- MEMBERS PRESENT:** Gary Nevill, Vice Chairman  
Bill Brunson  
Tommy Clark  
Jeff Counts  
Buddy Hutchinson  
Barbara Stephens
- ABSENT:** Wayne Stewart
- STAFF PRESENT:** York Phillips, Planning Manager  
Iris Scheff, Planner III  
Janet Loving, Admin/Recording Secretary

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Vice Chairman Gary Nevill called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

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**ADOPTION OF AGENDA**

In order to accommodate the applicant, Mr. Nevill moved Agenda Item #7 (*SU-2005-003*) to the top of the Agenda. Also, upon the applicant's request, Agenda Item #6 (*ZM-2005-033*) was deferred until further notice. Mr. Phillips pointed out that the applicant, Mrs. Owens, requested the deferral in order to work out some issues of concern. Mr. Tommy Clark asked Mrs. Owens if this particular property had been used to bury stumpage from Colonel's Island. Mrs. Owens replied yes.

There being no further changes, a motion was made by Mr. Jeff Counts, seconded by Ms. Barbara Stephens and unanimously adopted to accept the changes and approve the Agenda for the September 6, 2005 Mainland Planning Commission meeting.

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SU-2005-003 (M)

Consider a request for a special use permit for a mobile home due to medical hardship at 107 Crooms Road. The property is on the east side of B & W Grade and Crooms Road, approximately 400 feet north of the intersection of Crooms Road with Old Jesup Road. Parcel ID: 03-04269 Darryl Herndon, agent for Carrie Mae Herndon, owner.

Mr. Darryl Herndon and Mrs. Carrie Herndon were present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

This is a request for a special use permit to place a temporary mobile home on property zoned R-12 One Family Residential based on a medical hardship. A special use permit for a medical hardship was previously in effect on this property for Mr. and Mrs. George Herndon. Mr. Herndon has since passed away and the special use permit expired in 2004.

The property currently has a brick home which is the primary residence of Mrs. Carrie Herndon, the owner. Mrs. Herndon's son, Darryl Herndon, lives with her to assist her. The request is to place a mobile home to be leased to a family who will assist Mrs. Herndon when the son is away at work during the day, since Mrs. Herndon is blind. A doctor's letter supporting her medical need was included in the packages for the Planning Commission's review.

The county's adopted Comprehensive Plan designates the area for residential use. The Zoning Ordinance provides for a temporary two-year use of a mobile home in the case of a medical hardship. Such use is permitted when a documented medical hardship exists, and provided such use meets all other requirements of Section 702.5. The ordinance states that the applicant shall provide:

- a) A property owner's statement describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home; and
- b) A certificate of need and necessity filled out and signed by a medical doctor, describing the medical problem(s), and offering a professional opinion of need.

The proposed use meets most requirements of Section 702.4 Special Uses, Subsection (2). An application signed by the owner and agent with a statement of need, and a document signed by a medical doctor has been submitted. However, the narrative in the zoning ordinance for a special use medical hardship in the R-12 zoning district states that: "The rental of the mobile home shall be prohibited." The applicants do propose to lease the mobile home, and in this aspect, the application does not meet one of the requirements for the special use permit. Staff's recommendation is for denial due to the requirements not being completely met. However, if the applicant were to provide the information as referenced in time for the Board of Commissioners meeting, staff would not have a problem approving this request in that it is a documented hardship.

For clarification, Mr. Buddy Hutchinson asked if the mobile home would be rented. Mr. Herndon explained that the lot would be rented, but not the mobile home. He stated that the previous permit expired and he just wants it reinstated so that he can rent the lot in order to supplement his mother's income. The lot would be rented and the owners of the mobile home will care for his mother. Mr. Nevill explained to Mr. Herndon that a special use permit is usually for care taking only and is not granted for monetary reasons. Renting the lot to supplement his mother's income is not within the guidelines of the ordinance. Mr. Tommy Clark agreed and further stated that in order to comply with the ordinance, the applicant would have to submit the written statement as referenced by staff (to be forwarded on to the Board of Commissioners for consideration). Also, when the hardship ceases to exist, the mobile home must be removed from the premises.

Mr. Herndon expressed concerns about the county sending inspectors out to tell him that he needed a larger septic tank, etc. during which time the permit expired. However, Mr. Clark pointed out that the Planning Commission could only address the request for a medical hardship and not side issues, i.e., renting the lot for monetary reasons or septic tank issues, which is a rule governed by the State of Georgia through Environmental Health.

It was noted that no one was present to oppose this request.

Following discussion, a motion was made by Mr. Tommy Clark to recommend approval of the special use permit for the medical hardship conditioned on the applicant providing a written statement for the Board of Commissioners describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home; and subject to the mobile home being removed from the property once the medical hardship ceases to exist. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

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ZM-2005-027 (M)

Consider a request to rezone from Forest Agriculture to Highway Commercial, property located on the east side of New Jesup Highway, directly across from its intersection with Keith Road. The property consists of 6.42 acres, with approximately 581 feet of frontage on New Jesup Highway. Parcel ID: 03-5312. Atlantic Survey Professionals, agent for Sawyer and Associates, owner.

Mr. Ernie Johns was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

This proposal is for a 6+ acre property fronting on Highway 341. A number of the properties along US 341 are zoned commercial, primarily Highway Commercial. Other

land in the area is zoned Forest Agriculture. Non-residential land uses are found along US 341, although most properties are only lightly developed. Other surrounding properties are developed with homes or mobile homes, generally at low densities.

The Glynn County Board of Education has recently announced the acquisition of two parcels of land along McKenzie Road (within approximately 2,900 feet of this site). One of the sites is to be used to construct an elementary school and one a middle school. The community of Sterling is centered on the US 341/SR 99 intersection, approximately one mile to the north.

The county's adopted Comprehensive Plan Future Land Use Map indicates this area for low density residential use. This site is within the Urban Service District boundary.

While the area generally enjoys good access, proper urban and suburban development has been hampered by lack of utilities. Plans are being developed now that may relieve this situation by extending sewer and water lines along US 341. Unfortunately, these plans are not yet specific enough to show how, whether, or when individual sites can be served. In addition, while the site is served by a four-lane state highway, uncontrolled access to the road will diminish its capacity in such a way that it might not provide adequate service without a significant and costly upgrade.

A general layout plan is provided depicting a possible configuration for the proposed project if the rezoning is approved. This plan does not constitute a specific proposal for development, and approval of the rezoning does not constitute a commitment to approval of this plan. The purpose of the general layout plan is to demonstrate the feasibility of developing the property under the requested zoning.

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**Yes, subject to addressing limitations on access, availability of utilities, and the relationship of the site to adjacent non-residential areas.**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**Yes. Unless there are design standards and limitations, developments along this corridor might hamper the appropriate development of adjoining areas.**

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes.**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**If development along this corridor is not carefully managed, the capacity of the highway may be reduced. Furthermore, it is not yet clear that the utilities now being planned will accommodate this development.**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**The county's adopted Comprehensive Plan Future Land Use Map identifies this area for residential use.**

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

**The extension of the utility system is a recent change, the consequences of which are not fully understood and for which no plans have been developed.**

The 1997 Comprehensive Plan did not anticipate the provision of utilities in this area as rapidly as has happened, and did not apparently anticipate urban or suburban development. Significant residential or commercial development has been hampered by the lack of utilities.

There should be a concern for the nature of development in this area, given its impending rapid transformation. The emerging development pattern has been to strip the main highway with commercial zoning with residential development behind. While this type of development pattern is not entirely inappropriate in a rural area, it is not the best solution for urban or suburban development.

Care should be taken and a strategy developed and implemented to avoid a haphazard appearance and inefficient utilization of infrastructure. These issues will be addressed in the upcoming update of the county's Comprehensive Plan, at which time Mr. Phillips stated that it will soon become appropriate for the Planning Commission to develop standards to reduce traffic and encourage quality appearance for the area as it develops. He stated that staff's recommendation is for approval.

It was noted that no one was present to oppose this request.

Following review, a motion was made by Mr. Tommy Clark to recommend approval of this request. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

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ZM-2005-028 (M)

Consider a request to rezone from Forest Agriculture to R-6 Single Family Residential, property which is generally southwest of I-95 exit 38, located on the east side of Cate Road, approximately 3,300 feet south of its intersection with Perry Lane Road. The property consists of approximately 24 acres, with 60 feet frontage on Old Cate Road. Parcel ID: 03-12456 Golden Isles Engineering Consultants, Inc., agent for Rick Parker, owner.

Mr. Ray Richard was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

This property is located to the east of existing single family residential areas along Cate Road. A short distance to the east is I-95. Zoning in the area is Forest Agricultural, with some R-6 zoning to the northwest and Freeway Commercial a short distance to the northeast. The Freeway Commercial property is being developed as commercial, working southward from Perry Lane Road. An elementary school is located approximately 2,200 feet to the north.

The county's adopted Comprehensive Plan Future Land Use Map indicates low density residential use for this property.

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**Yes.**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**No.**

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes.**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**No.**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**The county's adopted Comprehensive Plan Future Land Use Map identifies this area for low density residential use.**

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

**None.**

This proposal is consistent with the development of the surrounding area and with the Comprehensive Plan. Therefore, staff's recommendation is for approval.

Mr. Jeff Counts commented that there is a drainage easement in the area that needs some attention during the construction plan stage of this project. Mr. Phillips concurred.

It was noted that no one was present to oppose this request.

Following discussion, a motion was made by Mr. Bill Brunson to recommend approval of this request. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

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ZM-2005-029 (M)

Consider a request to rezone from BI (Basic Industrial) to PD-G (Planned Development, General), property located on the south side of Perry Lane Road, approximately 250 feet from its intersection with New Jesup Highway. The property consists of 5.09 acres, with approximately 572 feet of frontage on Perry Lane Road. Parcel ID: 03-05444 Golden Isles Engineering Consultants, Inc., agent for J.D. Moore Oil Company, owner.

Mr. Ray Richard was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

This property is located on the south side of Perry Lane Road, a short distance east of its intersection with US 341. The property is currently improved with a fuel distribution business. The proposal would allow the addition of a mini-storage operation.

The surrounding area includes several business and industrial uses, particularly along Perry Lane Road. To the north of Perry Lane Road at US 341 is a State Patrol Station as well as a Drivers License Bureau. To the southeast along Old Jesup Road are some residential uses. Properties to the east and north on both sides of Perry lane Road are zoned Basic Industrial. To the west along US 341 is primarily Highway Commercial zoning, while to the south and southeast is primarily Forest Agriculture zoning. The area is not served by county water and sewer, although these utilities are being planned for extension along US 341.

The adopted Glynn County Comprehensive Plan Future Land Use Map indicates this area for industrial use.

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**Yes.**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**No.**

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes.**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**No.**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**The county's adopted Comprehensive Plan Future Land Use Map identifies this area for industrial use.**

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

**No.**

The proposal is consistent with Glynn County's Comprehensive Plan and with the existing development pattern for this area. Therefore, staff's recommendation is for approval.

It was noted that no one was present to oppose this request.

Following review, a motion was made by Mr. Tommy Clark to recommend approval of this request. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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ZM-2005-030 (M)

Consider a request to rezone from Basic Industrial and Forest Agricultural to Planned Development-General (PD-G), property located south of Oak Grove Road and north of the Turtle River. The property consists of approximately 590 acres, with 2,685 feet frontage on Oak Grove Road. This request would establish the Hermitage Island PD consisting of up to 1,250 dwelling units, along with supporting commercial and recreational uses. Parcel ID: 03-05312 Fairgreen Development, agent for Driggers Construction Company, owner.

Mr. Terry Driggers, owner, Mr. Leo Morehouse of Fairgreen Development, and Mr. Gary Hoopes of Reece, Hoopes & Fincher Land Planners were present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

This site is largely undeveloped and lies east of Oak Grove Island, which is a large residential project that has been under development for a number of years. Areas immediately to the north and east are undeveloped. To the south is the Turtle River. Farther to the east is US 341, with mixed development.

Zoning to the north and south is generally Conservation Preservation, with a mix of Forest Agriculture and residential zoning to the east. Oak Grove Island is zoned Planned Development-General.

The county's adopted Comprehensive Plan Future Land Use Map shows this site for "undeveloped/unused" and "agriculture/forestry."

The proposed project is significant in size, and will have to be processed as a Development of Regional Impact (DRI), with review by the Coastal Georgia Regional Development Center (CGRDC). Issues include adequacy of water supply and sewage treatment, access, and environmental impacts. The plan is for connection of this project to the sewer and water extensions now being planned for the US 341 corridor.

Oak Grove Island Road will serve this site. Care will need to be taken to ensure that the access point is adequate to serve the project, particularly as it crosses a railroad branch line. Other improvements may be needed at the intersection of Oak Grove Island Road and US 341 to support the traffic volumes that might be expected from this project. Other issues may be raised in the DRI review and should be addressed as needed.

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**Yes.**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**No, subject to evaluation of the traffic impacts and potential for improvements to mitigate these impacts.**

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes.**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**No (see traffic notes)**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**The county's adopted Comprehensive Plan Future Land Use Map identifies this area for "undeveloped/unused" and "agriculture/forestry" use.**

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

**This area is undergoing considerable growth and is to be served by utilities.**

This proposal is consistent with the development of Oak Grove Island to the west, and will be served by the new water and sewer extensions. Specific issues might surface during the DRI review and should be addressed as they occur.

Staff recommends that the rezoning request be approved subject to consideration of issues that may be raised by the DRI review.

Mr. Tommy Clark commented that the residents of Oak Grove Island should be very pleased with this rezoning. He also applauded the developer and local government officials for working so closely together to resolve the water and sewer issues, along with the general public for their support relative to SPLOST. He stated that he has rarely seen a project of this magnitude with such in-depth planning put together in such a timely manner with an abundance of amenities. Mr. Clark stated that he is certain that this project will enhance and serve this community well.

Mr. Nevill wanted to know if this project requires any type of traffic improvement study. Mr. Phillips stated that a traffic study may be warranted later but it is not required at this time. Mr. Clark stated that the road was installed by the State Department of Transportation, and therefore he does not foresee any difficulty relative to future problems with the road. He is certain that DOT would handle the situation.

Mr. Leo Morehouse of Fairgreen Development gave a brief overview of the project pointing out the general description, the purpose of the project, ownership information, proposed land uses and development standards. He then introduced Mr. Gary Hoopes, the land planner, who provided information on the number of trees to be saved and their willingness to do a tree survey. He stated that their intention is to have minimum paving and a maximum amount of trees.

Mr. Hoopes stated that the amenities listed in the project are for the exclusive use of the residents and their guests and will include a swim and tennis club, a nature center, woodland trails, ponds, bike paths, fitness facilities, and several other possible uses. He also pointed out the commercial uses affiliated with the project.

Mr. Bill Barry of 142 Riverwalk Drive was present to speak in favor of this request. He stated that he would like to know the lot sizes and who would be responsible for the cost of the access road. Mr. Hoopes stated that the smallest lot, which would be a patio home, would be 5,000 sq. ft. with a 40 ft. lot width. The largest lot would be 12,000 sq. ft. with a 90 ft. lot width. Regarding the roadway cost, Mr. Phillips explained that they would first have to obtain an analysis of the scale of improvements before a cost is established, all of which would be handled through an engineering firm.

Mr. Barry commended the developers on a carefully planned project and again conveyed his support.

Following discussion, a motion was made by Mr. Tommy Clark to recommend approval of this request subject to consideration of issues that may be raised by the DRI review as pointed out by staff. The motion was seconded by Mr. Bill Brunson. Voting Aye: Mr. Bill Brunson, Mr. Tommy Clark, Mr. Buddy Hutchinson, Mr. Gary Nevill and Ms. Barbara Stephens. Abstained From Voting: Mr. Jeff Counts.

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ZM-2005-031 (M)

Consider a request to rezone from R-12 One Family Residential to General Commercial, property located on the southeast quadrant of the intersection of Habersham Street and Altama Connector. The property consists of 1.1 acres, with approximately 448 feet frontage on Habersham. Parcel ID: 03-13248 and 03-13249 Stewart Sadler, agent for Stewart E. & Kelly D. Sadler, owners.

Mr. Stewart Sadler was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

This property is located on the east side of Habersham Street, immediately south of its intersection with Altama Connector. The area to the north, east, and south along the east side of Habersham is generally in residential use and is zoned residential or for mobile homes. The area to the west of Habersham in this vicinity is zoned General Industrial and is in non-residential uses.

The outer areas of the mall planned development are approximately 2,700 feet to the east. Multi-family zoning is approximately 900 feet to the east. The area is served by City of Brunswick water and sewer.

The county's adopted Comprehensive Plan Future Land Use Map indicates this area for low density residential use.

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**The use would be consistent with the existing uses across Habersham Street to the west, but would not be consistent with the existing residential development to the north and south.**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**The proposal presents a problem in being able to define a boundary for non-residential development.**

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes.**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**No.**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**The county's adopted Comprehensive Plan Future Land Use Map identifies this area for low density residential use.**

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

**Altama Connector has been constructed since the current Comprehensive Plan was adopted.**

The proposal presents a problem in that some limit must be set to avoid stripping these roads with commercial development which would be incompatible with the existing residential area. Therefore, staff's recommendation is for denial.

Mr. Buddy Hutchinson commented that although this is basically a residential area, he does not think anyone would want to put a house on the lot due to its location

and surrounding establishments. Mr. Tommy Clark agreed, but stated that the proposal would be intrusive into the residential neighborhood. Mr. Stewart Sadler stated that he is aware of the residences but he had discussed putting in an undisturbed buffer on that particular side of the property. There is an existing lake on the east side. He feels at this time that the General Commercial would be a good transitional zoning for the area.

Mr. Clark stated that he would not have much of a problem with this rezoning with the appropriate buffers and site plan approval. Mr. Brunson agreed. He also pointed out that no one from the neighborhood is present to oppose this request.

Following discussion, a motion was made by Mr. Tommy Clark to recommend approval of this request subject to a 25 ft. undisturbed buffer on the south side of the property along with a 6 ft. privacy fence, as well as site plan approval. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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PP-2005-002 (M)

Green Cove (formerly Oldfield Plantation) - Request for approval of a preliminary plat for property located at the east end of Green Swamp Road, approximately 8,500 feet north of SR 99. The proposed project consists of 85 residential lots on 58.706 acres, served by public streets, a private central water system, and individual septic tanks. The property is zoned Forest Agriculture. Richard McKinna Investments, LLC, owner.

Mr. Ray Richard was present for discussion.

In presenting the staff's report, Mr. Phillips pointed out that a letter dated January 26, 2005, containing a variance request to the Planning Commission for the length of the road (1,200 linear feet, maximum) was submitted with the application, but the proposed development does not require a variance. A variance will be needed, however, to permit the project to be developed without county water and sewer service. No request has been received for such a variance.

Mr. Phillips pointed out in the report that staff's comments have either been addressed or can be addressed during the construction plan review phase. Therefore, staff's recommendation is for approval of the preliminary plat subject to meeting all requirements and subject to submittal of three (3) copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Following review, a motion was made by Mr. Jeff Counts to approve this request. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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## MINUTES

### **August 2, 2005 Regular Meeting**

Upon a motion made by Mr. Tommy Clark and seconded by Ms. Barbara Stephens, the Minutes of the August 2<sup>nd</sup> Mainland Planning Commission meeting were approved and unanimously adopted.

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At this time, Mr. Phillips introduced Mr. Samuel Walton of 4105 Highway 82 who was in attendance for Agenda Item #6 (**ZM-2005-033**), which was deferred by the applicant. Mr. Walton stated that he is not sure if he would be available to attend the next meeting when this item might be heard, and therefore he would like for his comments to be on the record at tonight's meeting. Mr. Walton stated that he is adamantly opposed to the request for a zoning change from Forest Agricultural to Planned Development-General in his neighborhood. He stated that he lives next door to this property and he does not want a commercial business or any type of business next to his home. He reiterated that he is strongly opposed to this request. Vice Chairman Gary Nevill thanked Mr. Walton for his comments and stated that his opposition is noted in the record.

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There being no further business to discuss, the meeting adjourned at 7:30 p.m.