

## **PUBLIC HEARING**

**REZ-2022-09 Flannigan, James Rd. R-1 to C-G, Water/Sewer ~7.8 acres**, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to General Commercial (C-G) zoning. Mr. Dillard stated the applicant is asking to table this request for 60 days until the commission meeting of August 9, 2022. Commissioner Wisenbaker made a motion to table this item until the August 9, 2022 commission meeting, Commissioners Evans and Griner second. All voted in favor, no one opposed. Motion carried.

**REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Rd, E-A to P-D, Well & Septic ~23 acres**, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this request is to rezone approximately 23 acres from E-A to a non-residential Planned Development (P-D) for a Transitional Care Facility to be developed. Mr. Dillard stated this potential facility is not currently licensed for substance abuse recovery, and support counselors may visit the site but ongoing treatment would be performed off site. Mr. Dillard stated the applicant is planning on developing the property in phases with a maximum of five residents per house and one resident per cabin. The Planning Commission heard the request and concerns of the neighbors submitting petitions with approximately 450 signatures opposed. The Planning Commission recommended denial by a 7-3 vote. Michael Henderson, 2581 Howell Road, spoke against the request. Mr. Henderson stated he is speaking on behalf of the residents of Howell Road. Mr. Henderson stated the residents are not against reform or transformation of any individual in need of treatment. Mr. Henderson mentioned that he has been clean and sober since 2003. Mr. Henderson stated the community is not against the idea of recovery, but against the idea that lacks the proper structure in detail to make recovery successful. Mr. Henderson stated this facility is not being regulated, licensed, certified or governed by any local, state or federal agency. Mark Perry, no address given, spoke in favor of the request on behalf of Redeemed Living and the applicant. Mr. Perry stated Redeemed Living is an organization designed to offer a structured, faith based, sober living facility. Mr. Perry stated Redeemed Living is a registered non-profit organization which is locally organized and operated and has been located in Lowndes County for six years. Mr. Perry stated the proposed campus is a long term project, ten year build out, with a three million dollar infrastructure proposed. Casey Corbin, 2436 Meadowbrook Drive, spoke in favor of the request as a member of the board with Redeemed Living. Mr. Corbin stated he is a certified substance abuse counselor who has worked in the area for the last twenty-five years. Mr. Corbin asked to clarify the opposing comments previously mentioned. No one program works, it's a continuation of care. Redeemed Living is a continuation of care facility not a halfway house or treatment program. It's not regulated because it doesn't have to be; there is no treatment given. Further, Mr. Corbin stated background checks are done and no inmates would be taken in to this facility. Brent Moore, 3850 C L Moore Road, spoke in favor of the request as the applicant and owner of Redeemed Living. Mr. Moore stated Redeemed Living has been in operation for six years, with no neighbor complaints or issues. Mr. Moore stated the men in their program could live anywhere in the community. Mr. Moore stated the house currently located on the property could be used with no rezoning involved. Mr. Moore stated he wanted to address any concerns. Mr. Moore stated there would not be anyone in the facility with violent or sexually related charges. Commissioner Wisenbaker asked Mr. Moore if he would be willing to put up a privacy fence between the facility and the houses to the east, Mr. Moore responded yes. Additionally, Mr. Moore stated he heard the concerns of Mr. McDougal at the Planning Commission meeting and his property would not be negatively impacted as