

Enforcement has an ongoing case of this property; multiple citations have been issued - some of which have been corrected. A list of violations remains outstanding that must be brought in to compliance, regardless of the zoning district applied. While C-H zoning is permitted in the Character Area, staff found the request inconsistent with the existing land use pattern. The Planning Commission heard this request at the August 29, 2022, meeting, and recommended approval of the request, 5-1. Commissioner Marshall asked if the most recent violations, dated September 2, had been addressed. Chairman Slaughter stated he understands some of the violations have been taken care of, but not all of them. He further stated that regardless of the outcome of the rezoning request, those violations would still have to be resolved. Mr. Dillard stated that is correct. Commissioner Wisenbaker stated he visited the subject property and was impressed with the site overall and the applicant's efforts. No one spoke against the request. Mr. Bill Langdale, 2519 Jerry Jones Drive, stated he is the attorney representing the applicant. He stated Mr. O'Neal will continue to work diligently to address the code enforcement violations. He stated many of the farm implements are on the property due to the primary occupation of the applicant, as a farmer. Mr. Langdale stated commercial zoning is appropriate due to its location in the Urban Service Area and within the Community Activity Center. He stated the Planning Commission recommended approval of this request. The location of the property is conducive to commercial development and there are several commercially zoned properties in the area. The majority of the neighbors agree with the request to rezone to commercial. Lonnie O'Neal, 3023 Pecan Plantation Road, spoke in favor of the request and stated he owns property near the subject property and has been approached by investors that would like to open a commercial business on those properties. He stated no residential properties have been developed in the area. Commissioner Marshall asked if the same violations would apply if the zoning is changed. Mindy Bates, Code Enforcement Director, stated some of the violations would not apply if the zoning is changed, but several would remain. Commissioner Wisenbaker made a motion to approve this request as presented, Vice Chairman Orenstein second. All voted in favor, no one opposed. Motion carried.

**REZ-2022-10 The Campus Transitional Care Facility - Validity of June 16, 2022 Vote,** Planning and Zoning Director, J.D. Dillard presented the item. Chairman Slaughter opened the public hearing by asking if anyone in the audience was in opposition to the request. No one spoke in opposition. Speaking in favor of this request was David Shoe, 4867 Break Thru Road. Mr. Shoe stated the concerns from the citizens opposing the first rezoning decision were from the impact of this project in their neighborhood, and would affect the value of their property. He stated that he appreciates the second look the Commissioners are taking on this decision. Ms. Savannah Baker, 4046 Old Naylor Road, read from a prepared statement, and comments centered on the choice of location, the curriculum vitae, and their goals and abilities to manage such a facility of this measure. Research on such a short notice has revealed that few people, if any, would meet the minimum requirements to run this facility. She stated many are concerned this is a way to create revenue, as one of the board members for the project has stated. Ms. Baker stated she has a background in law enforcement and has experience in relapses and the increase in criminal activity from drug users and alcoholics. While she supports these programs, statistics show 85% of individuals relapse within a year of treatment. A