

- (3) Daily hours of operation for the facility shall be within the timeframe of 6:00am – 8:00pm.
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no Business Licenses for the approved use(s) have been requested by that date.

Speaking in favor of the request:

- Ashley Skipper

Ms. Skipper stated she is the owner of the property and described the services the business would provide.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, including the conditions. Commissioner Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #12

VA-2022-07 Trevor Shaw, 104 Hemlock Street, 0119C 051, 1.04 acres, Heavy Industrial (M-2) to Highway Commercial (C-H)

Mr. Trevor Shaw is requesting to Rezone 1.04 acres from Heavy Industrial (M-2) to Highway Commercial (C-H). The subject property is located at 104 Hemlock Street, which is peculiarly located at the SW corner of West Hill Avenue and South St Augustine Road, but also has a rear driveway access to Hemlock Street. The property contains an existing commercial building and has been used commercially for many years. Up until about two (2) years ago, an Auto Sales business operated on the property but was classified as a nonconforming use on M-2 zoning. The applicant is simply wanting to rezone the property to a commercial category, so that an Auto Sales business and possibly other typical commercial businesses can operate from the property in the future.

The subject property is located within a Regional Activity Center (RAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-H zoning.

This property has a long history of being zoned M-2 while at the same time maintaining a purely commercial development pattern and occupancy. The zoning patterns of the surrounding area are dominated by C-H along the West Hill Avenue and South St Augustine Road corridors, as well as M-1 & M-2 along the adjacent side-streets back away from the main roads. This is the only area where the side-street industrial zoning pattern merges onto the main roadway corridors which are otherwise commercial in nature.