

Mr. Nijem stated he is the attorney for the project and represents the developer. He stated the developer would like a nice, senior living community with covenants and plenty of amenities. He stated the infrastructure is in place and the character area supports this development. Mr. Inman stated he is the engineer for the project and offered to answer any questions the Commissioners may have. Dr. Morgan stated the community overall supports the development, but there are certain things they do not support: no nightclubs, bars, liquor stores, cigarette/vaping stores, adult entertainment or storage units. He also stated the community would like to keep Riverside Road open and not abandoned.

Speaking against the request:

- Darrell Dove

Mr. Dove stated this location is in front of his house and believes the traffic will get worse with the development. He also stated blind spots are in the road that causes accidents.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented. Commissioner Jefferson second. Those voting in favor of the recommendation to approve: Commissioners Bailey, Ball, Biles, Graham, Jefferson, Webb, Wildes, Willis. Those voting against the recommendation to approve: Commissioner Hightower. Motion carried.

Agenda Item #11

VA-2022-10 Salvation Army (Virginia Avenue & North Troup Street), Rezone 0.90 acres from R-6 to R-M

The Salvation Army is requesting to rezone four (4) parcels of land totaling 0.75 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject properties are generally located along the south side of Virginia Avenue, west of North Troup Street. This is directly behind and to the north of the existing Salvation Army main facility, located at the NW corner of Smithland Place and North Troup Street. This is also located within the local Historic District. The applicant owns 3 of these properties, has the 4th property under contract, and has ongoing ambitions to acquire the remaining 2 properties to the east along Virginia Avenue. The applicant is proposing to expand their overall facility to include all of these properties under one "campus" master plan which includes some more transitional housing building space.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning. The property is also located within the Local Historic District as well as the East End National Register Historic District.