



GLPC AGENDA ITEM # 8

AUGUST 29, 2022

Rezoning Request by Justin Moore File #: VA-2022-11

Justin Moore, on behalf of West Hill Church of Christ, Inc. is requesting to rezone 1.92 acres from Single-Family Residential (R-6) to Highway Commercial (C-H). The subject property is located at 1416 West Hill Avenue, which is along the north side of the street about 700 feet east of the intersection with North St Augustine Road. The subject property is currently a split-zoned parcel (3.53 acres total) with existing C-H zoning for the southerly portion abutting West Hill Avenue, and R-6 zoning for the northerly portion in the rear of the property. The property contains an existing church which is proposing to expand their facilities with a new building (about 16,000 sf) and associated new parking area. This rezoning is being proposed in order for the entire property to be zoned C-H, so that the church can expand on site as a Permitted Use.

The subject property is located within a **Community Activity Center (CAC)** 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 used as a Church and it has been split-zoned this way since the City adopted Zoning in 1966. The surrounding zoning pattern of the area is dominated by C-H for the properties along the West Hill Avenue frontage, with R-6 in the areas to the rear which are older neighborhoods in many places. However, in this case there is no neighborhood to the immediate rear and the adjacent side street (Stewart Street) is a short dead-end road. All of the properties to the east and west are development with intensive commercial uses (hence the C-H zoning). The large tract to the rear is mostly vacant and wooded, and is separated from the subject property by a powerline easement. Given these existing patterns and also the CAC Character Area, consolidating all of the church's property under one zoning classification makes logical sense.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-H zoning to the City Council.