

Speaking in favor of the request:

- Richard Coleman
- Justin Coleman

(The Coleman's are not related.)

Mr. Richard Coleman stated he is the attorney that represents the applicant and presented an overview of the project. He stated the owner planned to install a privacy fence. Further, the developer held a town hall meeting in Hahira to discuss the project with the citizens and received overwhelming support.

Mr. Justin Coleman stated he supports the project and expounded on the reason behind the rezoning request and buffering activities.

Charmane Glenn stated she lives at 550 W Stanfill St (B9) and greatly supported the buffer requirements.

No one spoke against the request.

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

### **Agenda Item #8**

VA-2022-11 Justin Moore (1416 W. Hill Avenue) Rezone 1.92 acres from R-6 to C-H

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.