

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.

No one spoke in favor of nor 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 Ball second. All in favor, no one opposed. Motion carried.

Agenda Item #9

VA-2022-12 Hamilton Dickey (1705 Ellis Drive) Rezone 1.44 acres from R-10 to C-H

Hamilton Dickey, on behalf of Culbreth Family Limited Partnership, is requesting to rezone 1.44 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 1705 Ellis Drive, which is along the east side of the street about half way between North St Augustine Road and Baytree Road. The property previously contained a single-family residence, which has been recently demolished. The properties immediately to the east, facing Gornto Road and under the same ownership, formerly contained the Astro Exterminating business whose buildings have also been recently demolished. The applicant and the owners are proposing to market all of these properties together for future commercial development. There is currently no proposed specific use nor proposed site plan for this property.

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.

The existing R-10 zoning is non-compliant in the CAC Character Area and it needs to be upgraded to something a little more intensive to match the future development policy of the area. The surrounding zoning patterns include C-H on properties facing the