

Toombs Street. Therefore, rezoning any of the properties along the north side of Wayne Avenue should be seen as an encroachment into this well-established stable neighborhood and inconsistent with the surrounding land use patterns. As further background, it should also be noted that the property immediately to the east (200 Wayne Avenue) went through the same kind of request for R-P zoning in 2009 for a proposed Real Estate Office (file #VA-2009-23). Staff and the GLPC both recommended denial (7-0 vote), and the request was withdrawn before it reached City Council.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend **DENIAL** of R-P zoning to the City Council.

Chairwoman Rountree asked about the number of parking spaces; Mr. Martin explained the parking requirements for the intended use.

Commissioner Hightower asked if there were any law offices in the area; Mr. Martin responded yes, there were.

Speaking in favor of the request:

- Kari Anne Bowden

Ms. Bowden stated she is the applicant and there is no plans at the moment to convert the dwelling in to an office. She further stated when they do work full-time from home, they will use the existing structure. She continued to explain the project and their motivation behind the request.

Speaking against the request:

- Marcia Alexander
- Marsha King
- William Hodges

Ms. Alexander stated she is afraid of the precedence this will set. The surrounding area is currently residential. She is also concerned about parking.

Ms. King stated she is concerned about the precedence, the current residential character, safety of the neighborhood children and joggers in the area. She stated she felt the use was too intense for the area and that it would be an eyesore.

Mr. Hodges stated he had the same objections as previously mentioned.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend denial of the request to rezone to R-P, Commissioner Webb second. All in favor, no one opposed. Motion carried.