



GLPC AGENDA ITEM # 6

SEPTEMBER 25, 2023

Rezoning Request by St Augustine Road Church of Christ File #: VA-2023-13

St Augustine Road Church of Christ is requesting to rezone 2.64 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 713 North St Augustine Road, which is along the east side of the road immediately north of Hightower Creek and 250 feet south of the intersection with Harmon Drive. The property currently contains a well-established church facility, which is a permitted use in C-H zoning and requires a CUP in R-10 zoning.

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. It should be noted that R-10 is not a compliant zoning district within the CAC Character Area (not intensive enough).

The property has been developed and utilized as a church for more than 50 years, and there are no immediate plans for change. However, the church is contemplating the possibility to expand their facility in the future or perhaps to increase its marketability for commercial redevelopment. Commercial zoning would be beneficial under either scenario.

The subject property is located within what is now a well-established commercial corridor along North St Augustine Road. As such, the surrounding zoning patterns in the area are dominated by mostly C-H zoning along the corridor itself, with R-10 zoning for the residential area behind the subject property. The surrounding land uses follow the same general pattern as the zoning. However, the redevelopment trends in the area have been for a slow expansion of commercial development (such as the recently constructed Candlewood Suites hotel, and the Hog-n-Bones restaurant to the north) as well as conversion of some of the single-family residential properties to multi-family apartments. There was also the recent rezoning of the adjacent vacant property to the north, for a proposed car wash facility. Even with no immediately-proposed changes to the subject property, it should be underscored that the existing R-10 zoning is not consistent with the Character Area nor is it consistent with a well-established commercial corridor. Therefore, the proposed rezoning of this property will help further a more consistent zoning pattern for the area, and help facilitate possible development/redevelopment of the subject property in the future.

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