

Commissioner James Miller asked if the parking lot is full during operating hours. Mr. Martin stated that it is during meal times.

Chairman Hightower asked if there were any additional questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Kristie Jenkins, Applicant – 895 Clayton Dr.

Ms. Jenkins addressed the parking issue stating the adjacent property is available to rent for parking and that the parking lot behind the subject property is available and accessible. 69 total parking spaces are available. She also stated that parties are held during non-peak business hours of the other businesses and that the previous establishments at that location were more prone to longer hours.

Commissioner Bythwood asked if there has been any documentation provided by the adjacent property owner with regard to parking availability. Additionally, a question arose regarding the bar shown on the site plan. The applicant explained that it would be used solely for a buffet line. No alcohol will be served.

No one spoke against the request.

Commissioner Willis stated his concern about having to solicit for additional parking. Chairman Hightower asked how the applicant feels about the existing parking. Mr. Martin suggested more research is necessary and that there may be need for a possible Variance. Additional concern about how well lit the rear parking lot is. Commissioner Rountree verified that most events will take place in the evenings and on weekends.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request with no conditions. Commissioner Bythwood second. Six (6) voted in favor, two (2) opposed (6-2). Motion carried.

Agenda Item #6

VA-2023-13 St Augustine Road Church of Christ (713 N St Augustine Road)
Rezone 2.64 acres from R-10 to C-H

Mr. Martin presented the case in which the applicant 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.