Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Commissioner Bailey inquired about the height of the new structures looking out toward the adjacent motel. Mr. Martin affirmed that no issue exists. Chairman Hightower asked if there were any further questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

No one spoke in favor of, nor in opposition to the request.

Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #4

VA-2023-17 Harden Rental Network LLC (2607 Bemiss Road),
Rezone 4.33 acres from R-P to C-C

Mr. Martin presented the case in which the applicant is requesting a change in zoning on 4.33 acres from Residential Professional (R-P) to Community Commercial (C-C). The subject property is the rear portion of the existing parcels located at 2607 Bemiss Road, which is along the east side of the road about 600 feet north of Northside Drive. This is also diagonally across from the intersection of Bemiss Road and Connell Road. The front portion of these parcels (1.60 acres) is already zoned C-C. This front portion contains an existing single-family residence which is currently vacant. The remainder of the property (4.33 acres) is zoned R-P, and is currently undeveloped and heavily wooded. The applicant is proposing to combine the parcels and redevelop the entire tract of land (5.93 acres total) under all C-C zoning. This includes converting the existing residence to a business office and constructing a dog kennel facility on the interior portion. The kennel facility would require a Conditional Use Permit (CUP) approval in C-C zoning, and the applicant may submit the CUP request at a later date (if the rezoning to C-C is approved). No site plan for the kennel facility has yet been prepared, but will be required upon CUP submittal.

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-C zoning.

The subject property is part of a much broader commercial area along the Bemiss Road corridor which is dominated by various levels of commercial zoning, as well as mostly commercial land use patterns. The proposed C-C zoning for the subject property matches the existing C-C on the remainder of the property, and is less intensive than the C-H zoning found on most of the properties to the north along Bemiss Road. Although there is an existing single-family neighborhood to the east, there is no physical connection or access to the neighborhood from

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