

This zoning request is consistent with the adopted local Comprehensive Plan.

Staff has reviewed this petition and determined that it is in compliance with the Standards for the Exercise of Zoning Powers and therefore recommends Approval of the petition by the Lake Park Church of Christ/Steve Magee, for a change in zoning from the R-15 (Single Family Residential) Zoning District to R-10 (Single Family Residential), located on the north side of Sheavette Road, beginning at approximately 1000 feet from its intersection with Long Pond Road to about 600 feet south of the Lake Park Church of Christ.

Commissioner Willis asked for confirmation that only a small portion of the subject property was being requested for rezoning. Ms. Arzayus confirmed. Chairman Miller asked if the church has plans for expansion, to which Ms. Arzayus stated not at this time.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Steve Magee – 4634 Firestone Ln.

Mr. Magee explained that the parcels are currently sitting empty and selling will enable the church to pay off the building debt. Additionally, Mr. Magee stated expansion may be discussed in the future.

Speaking in opposition to the request:

- Jim Kannberg – 617 Sheavette Rd.

Mr. Kannberg's concerns involved the potential removal of majestic oaks and the minimum sizes of lots and homes.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented by staff. Commissioner Hightower second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #6

CU-2025-07

Valeria Dwyer (114 Mills Lane)

CUP for a mobile home in R-6 zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of 0.23 acres located at 114 Mills Lane, which is positioned on the west side of the roadway approximately 400 feet north of West Hill Avenue. The parcel is