

included as a part of the case in strike-through and underline format. For reference, a timeline of previous and planned actions and additional background on the groups was also attached.

The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff recommends approval of Amendments 1 through 6.

There were no questions from commissioners, and no one spoke in favor of nor in opposition to the proposed updates.

There being no further discussion, Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (9-0). Motion carried.

#### **Agenda Item #4**

HA-2024-04 David Deloach, 505 S. Church St.

Special Exception for multiple Personal Service Shops in conditional R-P(c) zoning

Mr. Martin the case in which the applicant is requesting Special Exception approval for “multiple” (up to 4, total) Personal Service Shops, within a conditional Residential-Professional (R-P)(c) zoning district. The subject property is located at 505 South Church, which is along the east side of the street between Jacquelyn Street and East Coleman Drive. The property contains a mixed office complex with 6 buildings (still under construction). This property already received similar Special Exception approval on 12-7-2023 for Mindy Herring (applicant’s tenant) to operate a Personal Service shop in the form of a hair salon in one of the tenant spaces (1,200-sf). (file # HA-2023-03) The applicant now has a couple more prospective tenants who are also Personal Service Shops. Rather than continually seek individual Special Exception approvals for each one of these, or as such tenants move in/out of the complex, the applicant as owner of the property is instead seeking blanket approval for up to 4 of these tenants – including the one that was approved last December.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan.

Before the property received Special Exception approval last December, this property was rezoned in November 2021 from R-15 to R-P(c), with the following conditions of approval (file # HA-2021-07):

- (1) Development of this property shall be in the form of a multi-tenant office or commercial development consisting of more than one building, with no individual building exceeding 5,600 square feet gross floor area (GFA), and no individual tenant occupying more than 5,600 square feet gross floor area (GFA).