

are unlikely to ever locate in this office park, staff could support a future rezoning to O-P for this office park area.

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Personal Services Shop in R-P in the name of the applicant or “No Filter Club” only, as a multi-tenant office that provides medical-related haircare/skincare services, which may include medical clinicians, aestheticians, wellness counseling, or similar related services as described in the Letter of Intent (No tattoo parlors or sauna/spa related services).
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Business Licenses for any of these approved use(s) have been requested by that date.

Speaking in favor of the requests:

- Scott Shalek, Applicant – 5650 Griffin Dr., Hahira

Mr. Shalek explained that he is currently operating in a rented space and intends to relocate to this location. He also explained that aestheticians are required to be licensed and registered.

No one spoke in opposition to the request.

There being no other discussion, Chairman Hightower called for a motion. Motion by Commissioner Bythwood to recommend approval of the request as presented with two (2) Conditions. Commissioner Wildes second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #6

VA-2024-05 Thomas Rowell (4507 Inner Perimeter Road)
Rezoning a total of 1.64 acres from R-P and R-10, to C-H zoning

Mr. Martin presented the case in which the applicant is proposing to rezone a combination of 1.42 acres from Residential Professional (R-P) plus 0.22 acres from Single-Family Residential (R-10), to all Highway Commercial (C-H). The subject property is forested and undeveloped. It is located at 4507 Inner Perimeter Road, which is at the SE corner of the intersection of Inner Perimeter Road and East Park Avenue, and immediately behind the existing convenience store. The subject property consists of a total 7.37 acres and is currently split-zoned C-H, R-P, and R-10. Approximately 5.73 acres is already zoned C-H, and the applicant is simply proposing to rezone the remaining portions (1.64 acres total) so that all of the property is C-H. The applicant has no immediate plans for development, and is simply wanting to market the entire tract as being eligible for commercial development.