

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 fencing. Mr. Martin responded that he believes it is proposed. He further stated that the original concept plan for the Highlands Subdivision property 20 years ago was for multi-family apartments, but was changed to single-family homes, but the development retained its R-P zoning. There is no buffer yard or fencing required when R-P zoning is next to R-P zoning. Commissioner Bailey asked if an additional 4000 sq ft. building could be erected if rezoning is approved. Mr. Martin stated that given the size of the lot, several buildings could be added, however, access, parking and water detention could pose problems and expanding could require additional parking. Vice-Chair Miller reiterated that as it is currently zoned, a 33-unit apartment building could be constructed. Mr. Martin confirmed.

Speaking in favor of the request:

- Matthew Inman, Engineer for Applicant – 4560 Val North, Suite E
- Mike Freeman, Applicant – 3886 Bemiss Rd.

Mr. Inman stated the plan is to construct a 4000 sq ft building to store materials and supplies for the applicant's electrical business, providing a safe space to secure their inventory. Job trailers and vehicles will be stored outdoors. There is a partial fence but the applicant intends to fence the area for security purposes.

Commissioner Bailey questioned if the subject property was originally deemed for common space for the Highlands Subdivision. Mr. Inman stated that it was not as the code would have required access. The code allows for there to be no buffer but the applicant wants to be a good neighbor and intends to establish a buffer. Commissioner Rountree asked if the property has been utilized as common space. Mr. Inman stated he didn't think so as the parcel is not maintained and mowed regularly. Commissioner Rountree asked if a fence could be required via a condition to approval.

Mr. Freeman stated that they absolutely intend to put up a fence. The intent for the building is to be able to move what is currently stored in the store-front units that face Bemiss to the new building so the store-front units can be utilized for office spaces.

Commissioner Bailey asked if the new building would be a 4-side metal building. Mr. Freeman stated the side facing Bemiss Rd. would have a non-metal façade.

Speaking in opposition to the request:

- Richard Bates – 3838 Edinburgh Cir.
- Dan Johnson – 3833 Edinburgh Cir.
- Kameron Lamp – 3839 Edinburgh Cir.