

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.

Vice-Chairman Miller asked about the number of units. Mr. Martin responded that the maximum number allowed is 15, based on the lot size.

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

Speaking in favor of the request:

- Jimmy Cone, Project Architect                      1804 Plum St.
- Justin Nijem, Applicant                                4622 Green Island Rd.

Mr. Cone explained that the design and plan is the same as the applicant's other existing developments. Units will be ~675 sq ft, 1BR/1BA. Commissioner Bailey asked is the façade would be lap siding or synthetic stucco. Mr. Cone replied that it will be lap siding. Commissioner Willis inquired about potential fencing along the property line adjacent to the church. Mr. Cone stated the pastor of the church has no objections. Mr. Martin explained that a standard of development for R-M is a buffer requirement. Commissioner Hightower asked if the parking will be adjacent to the church to which Mr. Cone responded yes.

Mr. Nijem stated that he is willing have a fence installed. Commissioner Bailey asked how much more acreage is needed to be able to add another unit. Mr. Martin stated it is not possible and a Variance request is not permissible in this case.

No one spoke in opposition to the request.

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

#### **Agenda Item #7**

VA-2025-05                      Samuel Straka (107 Jordan St.)  
Rezone 0.51 acres from R-10 to C-H

Mr. Martin presented the case in which the applicant is requesting to rezone 0.51 acres from Single-Family Residential (R-10) to Highway Commercial (C H). The subject property is located at 107 Jordan Street which is along the east side of the road, between Maude Street and West Hill Avenue. It is the northern portion of an existing parcel (0.94 acres total) that is currently split-zoned R-10 and C-H. The property currently contains a vacant single-family residence as well as a small accessory building. There are currently no immediate plans for redevelopment, and no conceptual site plan has been provided.