



# STAFF REPORT

<b>CASE:</b>	<b>ZC15-3</b>
<b>EXISTING ZONING</b>	<b>R &amp; R (CD)</b>
<b>PROPOSED ZONING</b>	<b>R (CD)</b>
<b>APPLICANT/PROPERTY OWNER:</b>	<b>NEW BEGINNINGS COMMUNITY CHURCH</b>
<b>LOCATION</b>	<b>5232 MARGARET WALLACE ROAD</b>
<b>TAX PARCEL NUMBER</b>	<b>135-201-09 &amp; 135-201-10</b>
<b>REQUEST:</b>	<b>COMMUNITY/COUNSELING CENTER (PHASE 1) &amp; ADDITIONAL PARKING AND A DRIVEWAY CONNECTION TO MARGARET WALLACE ROAD (PHASE 2)</b>

## **APPLICATION SUMMARY:**

The applicant is requesting rezoning from Residential and Residential (Conditional District) to Residential (Conditional District). The Zoning Plan indicates Phase 1 will consist of a new community/counseling center as part of New Beginnings Community Church. Phase 2 will be additional parking and construction of a new driveway onto Margaret Wallace Road.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

## **RECOMMENDATION:**

Staff recommends approval following resolution of the following item:

The architectural rendering does not appear to meet the intent of the requirements specified in Section 7.2.15 *Supplementary Use Regulations for Nonresidential Uses in the Residential Zoning District*.

- D. *New Structures*. New structures shall be similar to existing structures in terms of scale, orientation, visual impact, major divisions in the facade and the proportion and relationship of windows and doors to the total wall surface. All nonresidential structures shall meet the following standards:
1. *Building Materials*.
    - a. Exposed foundations shall be stone or brick masonry or cement parging. No unfinished concrete masonry units shall be allowed.
    - b. Walls shall be brick, stone masonry, stucco or lapped horizontal or vertical board and batten siding. No unfinished concrete masonry walls or metal siding similar in appearance to siding used in commercial or industrial applications shall be used.
    - c. Windows shall be either double-hung, casement or fixed pane. No metal frame storefront windows shall be allowed.
    - d. Roofing materials shall be shingles, standing seam metal or roofing tiles.
  2. *Building Elements*.

- a. Porches and stoops are required, with a minimum covered surface at the main entrance of twenty-four (24) square feet. Elevated porches and stoops visible from the ground require foundations or skirting to the ground.
- b. Primary roof surfaces shall not be less than 4-on-12 pitch or more than a 12-on-12 pitch. Roof profiles compatible with the surrounding area are encouraged.
- c. Mechanical equipment and service entrances located on the ground or building walls shall be completely hidden from the street. If located in the side yard, these shall be screened with evergreen shrubs or fencing.

**STAFF CONTACT:**

Planning Staff  
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