

**ZONING COMMITTEE  
RECOMMENDATION  
May 30, 2007**

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**Rezoning Petition No. 2006-142**

**Property Owner:** Gordon-Conwell Theological Seminary

**Petitioner:** Gordon-Conwell Theological Seminary

**Location:** Approximately 19.3 acres located on the south side of Choate circle west of Moss Road

**Request:** Inst (CD), SPA, institutional, conditional district site plan amendment

**Action:** The Zoning Committee unanimously recommended **APPROVAL** of this petition.

**Vote:**      Yeas:              Carter, Cooksey, Loflin, Randolph, Ratcliffe, and Simmons

                 Nays:              None

                 Absent:              Sheild

**Summary of Petition**

The Gordon-Conwell Theological Seminary regional campus on Choate Circle is proposing to add classroom and office space. The site plan associated with the petition limits the maximum building area to 121,000 square feet. It provides that the buffers may not be reduced in width and that existing vegetation may not be removed unless to accommodate utility line and facilities. Lighting will be limited to 20-feet in height and no building will exceed 2 stories or 40-feet in height. The site takes advantage of reduce parking requirements by providing carpool parking space.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the request is consistent with the district plan and that all site plan issues were addressed. Staff recommended approval of the petition.

**Statement of Consistency**

Upon a motion made by Commissioner Carter and seconded by Commissioner Randolph the Zoning Committee unanimously found this petition to be consistent with the South West District Plan and to be reasonable and in the public interest.

**Vote**

**Upon a motion made by Commissioner Carter and seconded by Commissioner Randolph the Zoning Committee voted unanimously to recommend approval of this petition.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.