

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2008-016

Property Owner: Selwyn Avenue Presbyterian Church

Petitioner: Selwyn Avenue Presbyterian Church

Location: Approximately 0.64 acres located on the southeast corner of Selwyn Avenue and Hassell Place.

Center, Corridor, or Wedge: Wedge

Request: R-3, single-family to O-1 (CD), office district conditional.

Action: The Zoning Committee voted to recommend Approval of this petition.

Vote:

Yeas:	Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
Nays:	None
Absent:	Johnson
Recused:	None

Summary of Petition

This petition proposes to rezone approximately 0.64 acres located on the southeast corner of Selwyn Avenue and Hassell Place from R-3, single family to O-1 (CD), office conditional to accommodate parking and to convert an existing structure to an office for church administration or an alternate structures for future church expansion.

Zoning Committee Discussion/Rationale

Keith Mac Vean reviewed the petition and noted that all outstanding issues were addressed prior to the Zoning Committee meeting. Several committee Members expressed their concern about the number of options the petitioner had shown on the site plan. Mr. Mac Vean explained that the options allowed some flexibility into the plan and the petitioner would not have to come back for another rezoning. He also noted and explained that conditional plans are vested for two years and the petitioner would have to comply with any new regulations passed if not developed in that time period.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh the Zoning Committee unanimously found this petition to be consistent with the *Central District Plan* and to be reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.